Traditional Neighborhood Development (TND)

http://www.mass.gov/envir/sgtk.htm

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What is Traditional Neighborhood Development?

- Also called New Urbanism, village-style development, or neo-traditional development;

- Mixes residential, commercial and civic uses in a compact area;

- Balances public and private space to enhance civic identity and value;

- Builds community, promotes walkability, and increases affordability; and

- Uses traditional Massachusetts cities, towns, and villages as models for the future.

Typical Development Patterns

Low Density Development

Auto-dependent Development

Traditional Neighborhood Development

Why does TND make sense?

- TND is cost-effective
  - Uses existing infrastructure
  - Reduces land consumption

- TND saves time
  - Reduces vehicle trips and commute times

- TND promotes health and safety
  - Walkable communities → less obesity
  - Knowing neighbors, slower vehicles increase safety

- TND protects community character
  - Compatible architecture, pedestrian scale

What does TND look like?

Newburyport

Williamsburg

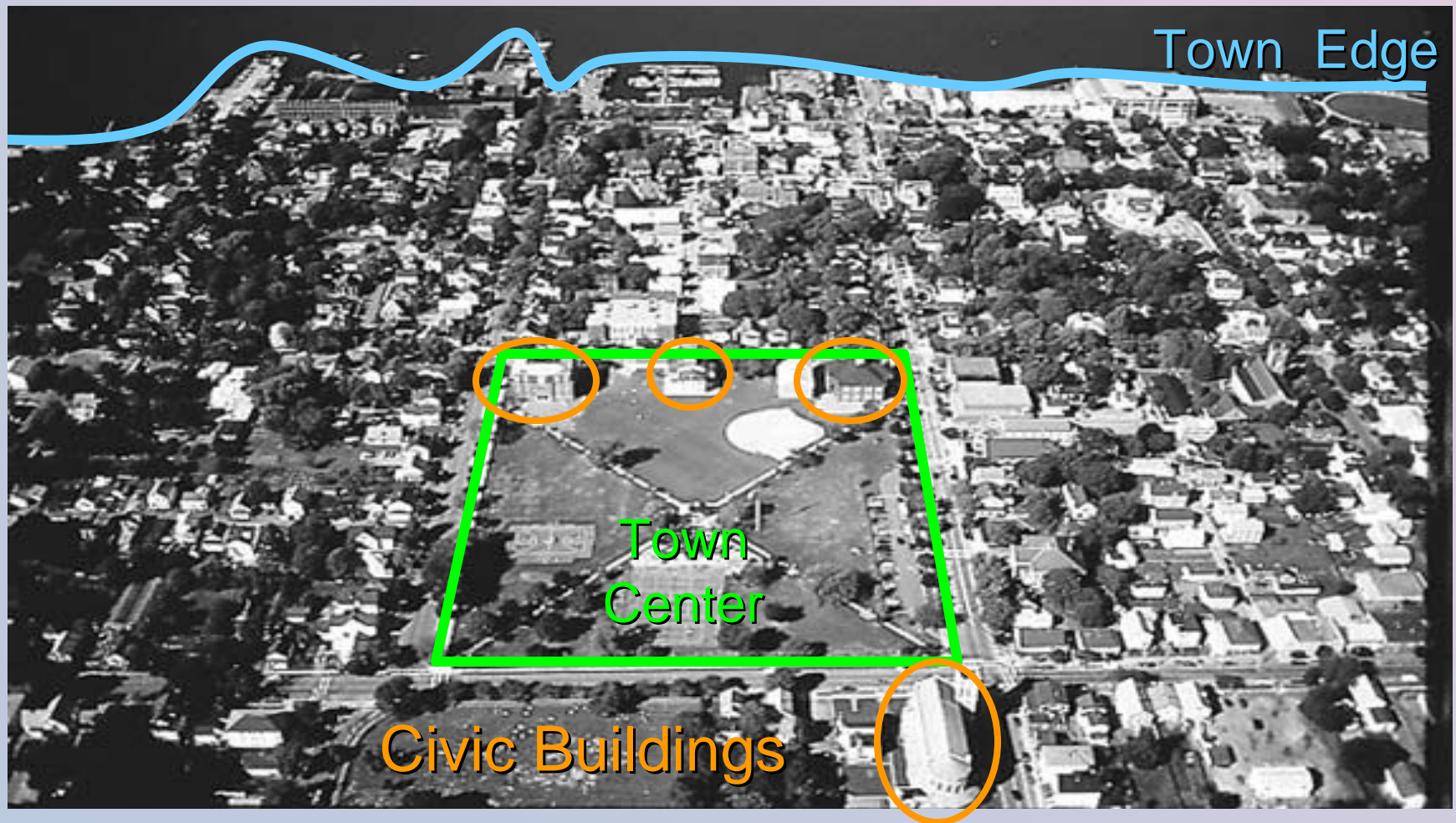# What does TND look like?

Before

After #1

After #2

Image Source: http://www.urban-advantage.com

Eight Principles of Traditional Neighborhood Design

- ❖1   Town Center and Edges
- ❖2   Connectivity
- ❖3   Walkability
- ❖4   Mixed Uses
- ❖5   Mixed Housing
- ❖6   Compatible Architecture
- ❖7   Community-Oriented Design
- ❖8   Vibrant Neighborhood Districts
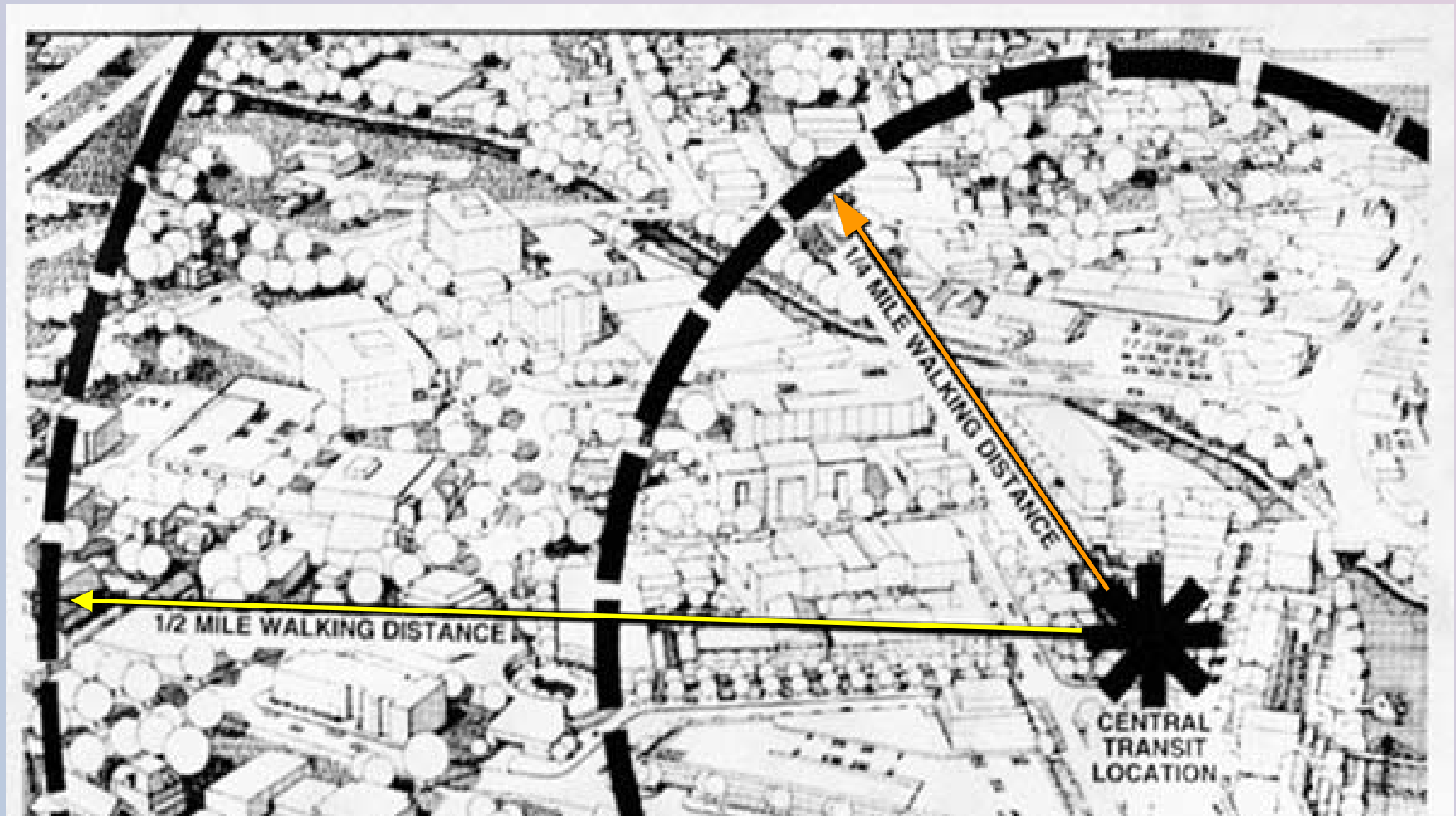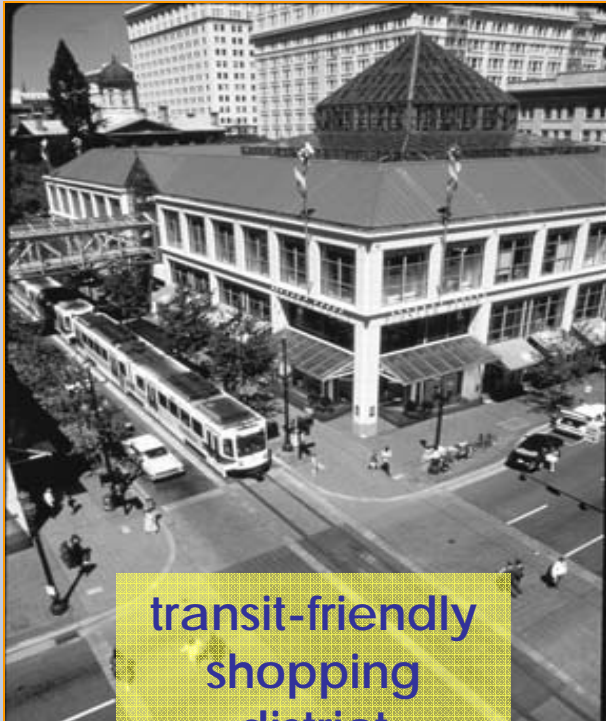
❖ **1** Town Center and Edges

Town Edge

Town Center

Civic Buildings

❖ **2** Connectivity

Street Grid

❖ 3 Walkability

1/4 MILE WALKING DISTANCE

1/2 MILE WALKING DISTANCE

CENTRAL TRANSIT LOCATION

❖ **4** Mixed Uses

transit-friendly shopping district

residences above retail stores

TND main street

❖ **5** Mixed Housing

multi-family homes
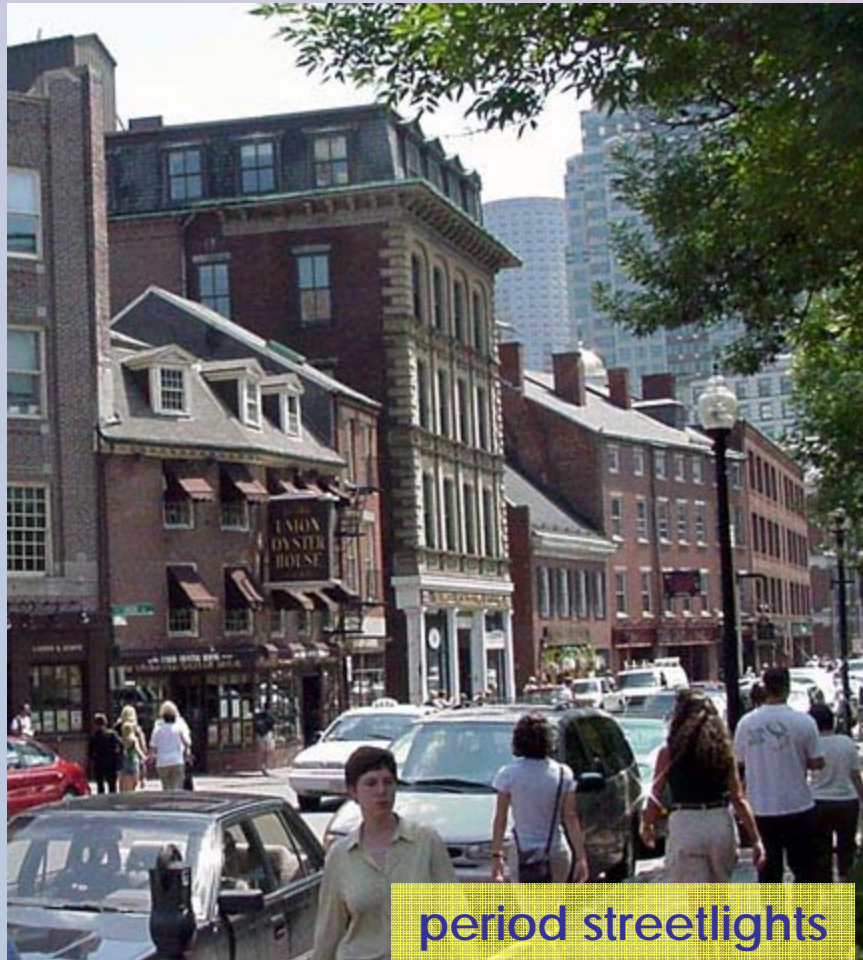
accessory dwelling unit

❖ **6** Compatible Architecture

local forms

❖ 7 Community-Oriented Urban Design

period streetlights

front porches

❖ **8** Vibrant Neighborhood Districts

TND Resources

- Mashpee Commons
  www.mashpeecommons.com
- Churchill Homes
  www.dietzarch.com
- Harbor Point
  www.gcassoc.com
- Congress for the New Urbanism
  www.cnu.org/index.cfm
- New Urbanism Division of the APA
  www.planning.org/newurbanism/
- Other TND projects
  www.tndtownpaper.com/neighborhoods.htm
- Massachusetts Executive Office of Environmental Affairs
  www.mass.gov/envir/sgtk.htm